

**Offers due no later
than June 22, 2017.**

Portfolio Sale - Columbus, OH

3 Industrial / Warehouse Buildings - 116,217 SF

Southeast Industrial Park

NAI Ohio Equities is pleased to present an outstanding investment opportunity with great upside potential for the sale of three warehouse buildings. Offers may be made for one building or all three. These buildings are within the well-maintained Southeast Industrial Park. The park association maintains the landscaping and common areas for a uniform look throughout the park. These buildings have 18' clear height and are equipped with docks and drive-in doors. Excellent infill location just southeast of downtown Columbus, less than one mile to the I-70 / Alum Creek Drive interchange.

Listing Price: \$2,560,000 (\$22/SF)

Prices for individual properties will vary

For more information, contact:

Matt Osowski, SIOR | 614.629.5229 | mosowski@ohioequities.com

Curt Berlin, SIOR | 614.629.5221 | cberlin@ohioequities.com

Mike Semon | 614.629.5217 | msemon@ohioequities.com



1951 Galaxie Street - 40,434 SF



2001 Camaro Avenue - 26,028 SF



2055 Corvair Boulevard - 49,755 SF

NAIOhio Equities

605 S. Front St. Suite 200 | Columbus OH 43215

tel 614 224 2400 | fax 614 224 5436

ohioequities.com

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CONFIDENTIAL MEMORANDUM

Confidential Memorandum

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use considering whether to pursue negotiations to acquire the four building portfolio (the "Property") located in Columbus, Ohio and is not intended to be an offer for the sale of the Property.

This confidential memorandum, which contains brief, selected information pertaining to the business and affairs of the Property, has been prepared by NAI Ohio Equities, LLC. This confidential memorandum does not purport to be all-inclusive or to contain all of the information, which a prospective purchaser may desire. Neither Seller nor NAI Ohio Equities, LLC nor any of their officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

By receipt of this confidential memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or its contents to any other person, firm or entity without prior written authorization of Seller, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of Seller. Photocopying or other duplication is strictly prohibited.

THE SELLER EXPRESSLY RESERVES THE RIGHT AS ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSION OF INTEREST IN THE PROPERTIES AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiations, at listing agent's request, you agree to return this confidential memorandum to NAI Ohio Equities, LLC.

THIS CONFIDENTIAL MEMORANDUM SHALL NOT BE DEEMED A PRE-REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTIES OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF THIS MEMORANDUM.

THIS PROPERTY IS BEING SOLD AS AN "AS IN, WHERE IS" SALE.

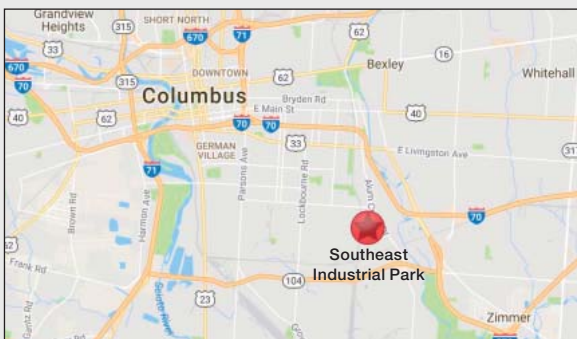
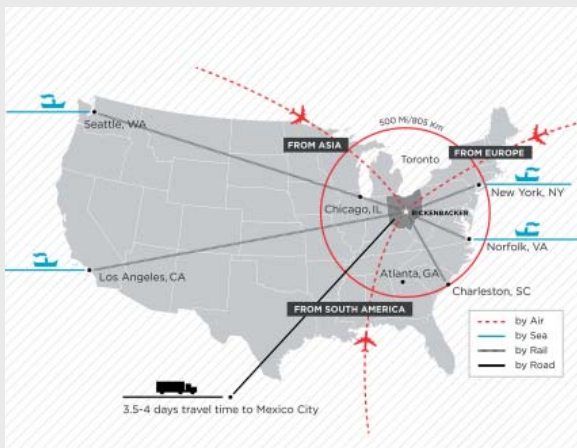
Columbus Regional Overview



Location and Logistics

Located at the heart of the Midwestern United States, the Columbus Region provides easy access to major national and global markets.

- The Columbus Region is within a 10-hour truck drive of 47 percent of the U.S. population, 47 percent of the U.S. manufacturing capacity, and 48 percent of U.S. headquarters operations (ESRI, 2015).
- 4,109 logistics establishments with over 81,000 employees, yielding a location quotient for employment of 1.16 compared to the U.S. (EMSI, 2015).
- Rickenbacker International Airport located at Rickenbacker Inland Port is one of the world's only cargo-dedicated airports and handled over 198 million pounds of air cargo in 2015 (CRAA, flycolumbus.com).
- Current intermodal facilities are capable of handling 800,000 container lifts annually, with land and capacity to grow.
- Rickenbacker Inland Port is a dynamic, international logistics center home to a tremendous base of air, rail and road transport companies.
- Two national and one regional rail carrier: Norfolk Southern, CSX Transportation and Ohio Central.
- Foreign Trade Zone #138, the 10th most active FTZ in the nation.



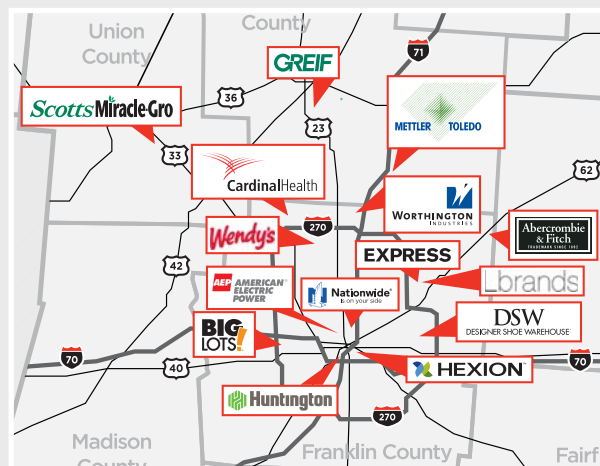
Drive Time from the Southeast Industrial Park

To OH-104	1.1 miles	2 minutes
To I-70	1.5 miles	3 minutes
To I-270	4.0 miles	5 minutes
To I-71	5.4 miles	7 minutes

Columbus Regional Overview

Columbus Economy

The Columbus Region has a diversified economy where no single major industry sector represents more than 18 percent of employment. Finance and insurance, advanced manufacturing, health, logistics and other industries are complemented by the presence of The Ohio State University and the state capital. Fifteen fortune 1000 companies are headquartered in the region, including four Fortune 500 companies. Several other Fortune 1000 and major international companies are among the region's largest employers. The Columbus Region has over 450 internationally owned companies with one or more establishments in the 11-county area.



Rickenbacker International Airport

Rickenbacker International Airport is a high-speed, international, multi-modal logistics hub and strategically planned cargo complex that serves several key business segments, including international airfreight, cargo airlines, freight forwarders, logistics companies, e-tailers, corporate aviation businesses, manufacturers, and distributors. Located just 10 miles south of Columbus, Rickenbacker contains two 12,000 ft. runways capable of handling any aircraft in the world. Rickenbacker gives businesses a key competitive advantage for gaining access to the global marketplace.

Current Industrial Market Conditions

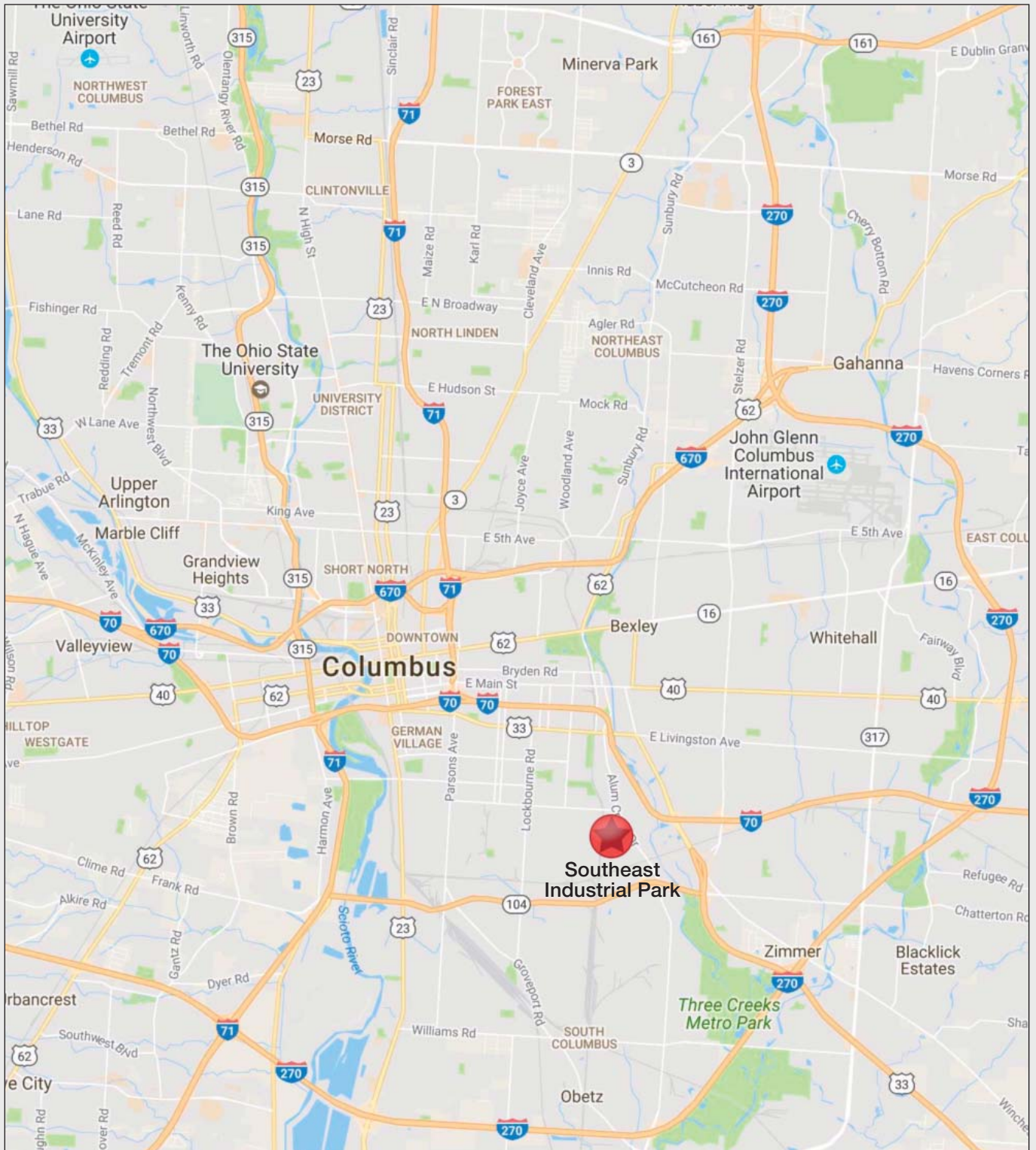
Overall, the industrial market continues to be extremely strong. Lease rates are at an all time high for industrial properties. The vacancy rate of 5.2% is near the lowest it has been in over 30 years. It continues to be a strong landlord's market and should be for the foreseeable future. Under construction activity continued to be strong in the Columbus Industrial Market. At the close of 1Q2016 there were 3.8M sf under construction compared to over 2.4M sf under construction at the close of 1Q2017.

LARGEST PRIVATE SECTOR EMPLOYERS FTE IN REGION

1	JPMorgan Chase & Co.	20,475
2	Nationwide Mutual Insurance Company	13,000
3	Honda of America Mfg., Inc.	10,701
4	L Brands Inc.	7,800
5	Huntington Bancshares Incorporated	5,052
6	Cardinal Health	4,095
7	American Electric Power Company, Inc.	3,365
8	Alliance Data Retail Services	3,057
9	PNC Financial Services Group, Inc.	3,000
10	Abercrombie & Fitch Co.	2,650
11	Express Scripts Holding Company	2,441
12	Whirlpool Corporation	2,344
13	Gap Inc.	2,200
14	Battelle	2,194
15	DHL Supply Chain	2,190
16	Abbott Nutrition	2,055
17	State Farm Mutual Automobile Insurance Company	1,950
18	Verizon Communications, Inc.	1,886
19	Thirty-One Gifts, LLC	1,796
20	Time Warner Cable Inc.	1,779
21	Teleperformance	1,730
22	Emerson Network Power	1,720
23	United Parcel Service, Inc.	1,623
24	Safelite Group, Inc.	1,600
25	Discover Financial Services, Inc.	1,581

Map

Southeast Industrial Park



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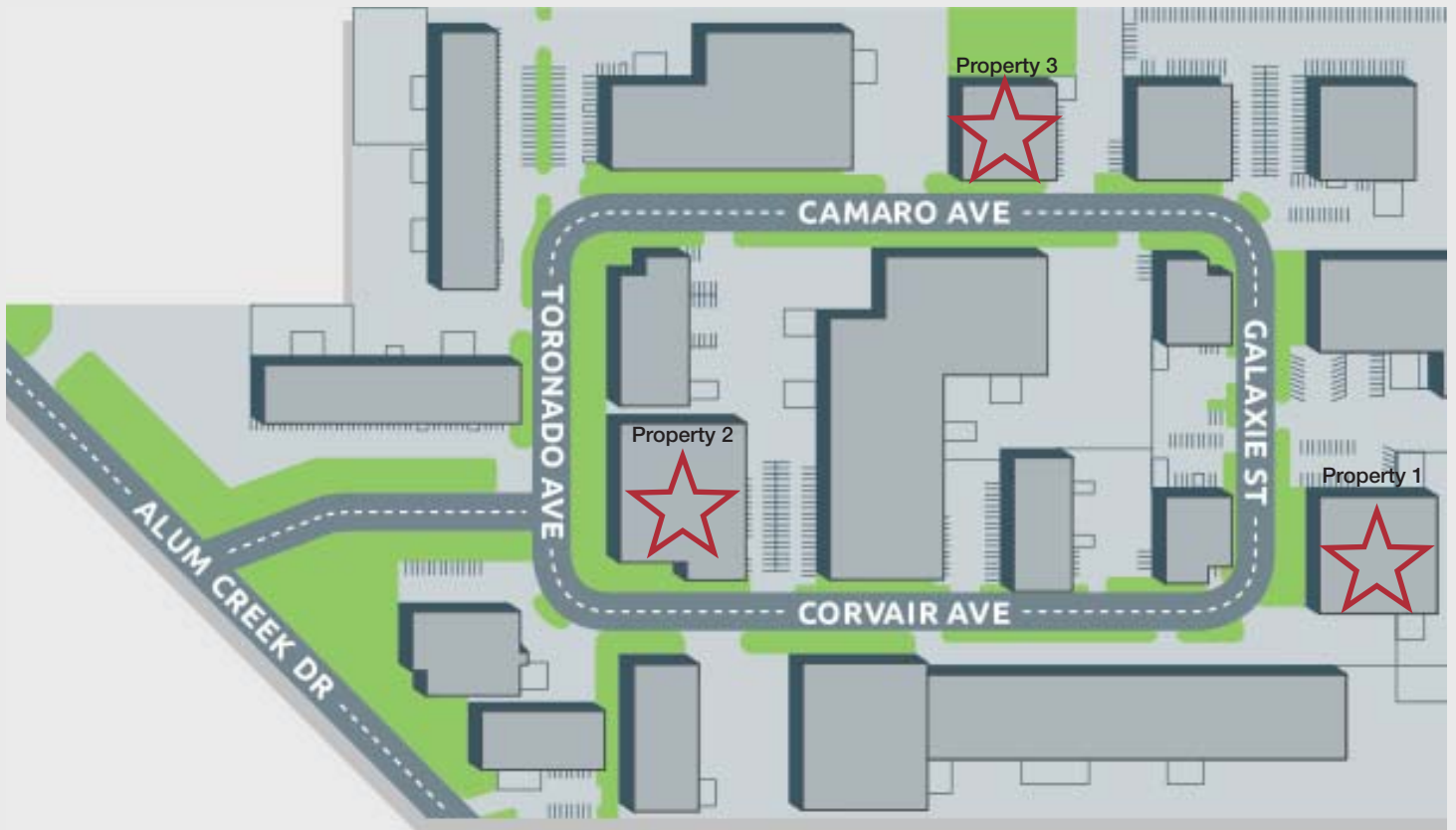
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Site Plan
Southeast Industrial Park (SEIP)



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Property 1
1951 Galaxie Street
Columbus, OH 43207



Property Overview

Lot Size: 2.795 acres

Building Size: 40,434 SF

Office Space: 1,376 SF

Dock Doors: 8

Drive-in Doors: 2

- Notes:
- Fenced outside area for storage or additional parking
 - Leased through 06/2018



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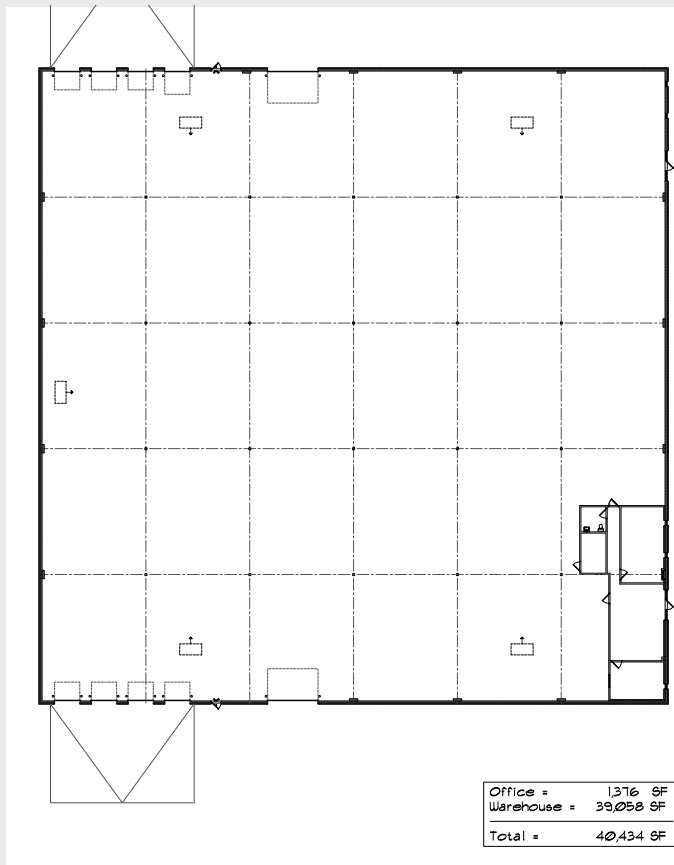
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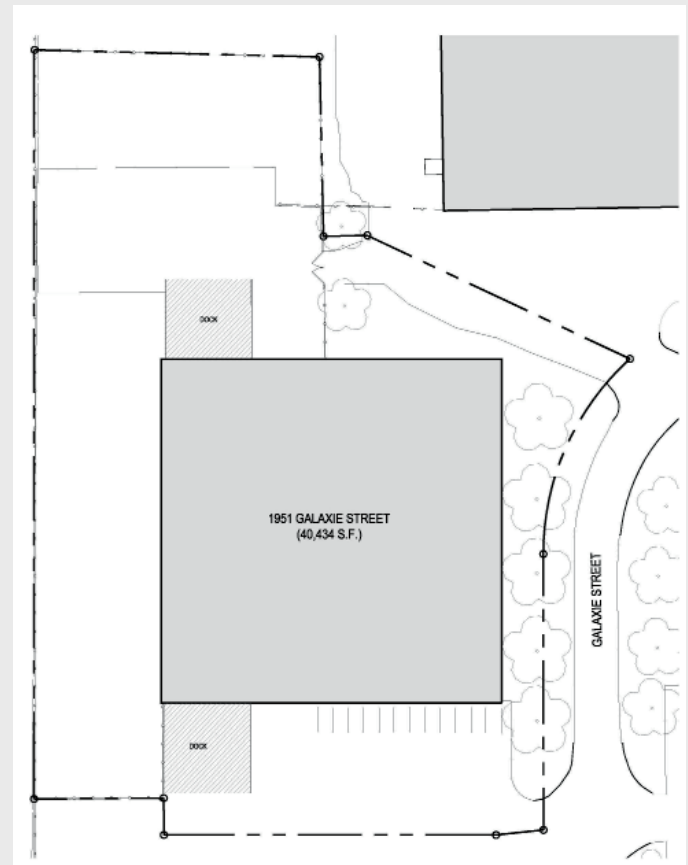
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Floor Plan



Site Plan



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Property 2
2055 Corvair Boulevard
Columbus, OH 43207



Property Overview

Lot Size: 2.247 acres

Building Size: 49,755

Office Space: 6,064 SF

Dock Doors: 4 (interior)

Drive-in Doors: 1

- Notes:
- Recently painted interior with T-5 lighting on motion sensors
 - Vacant



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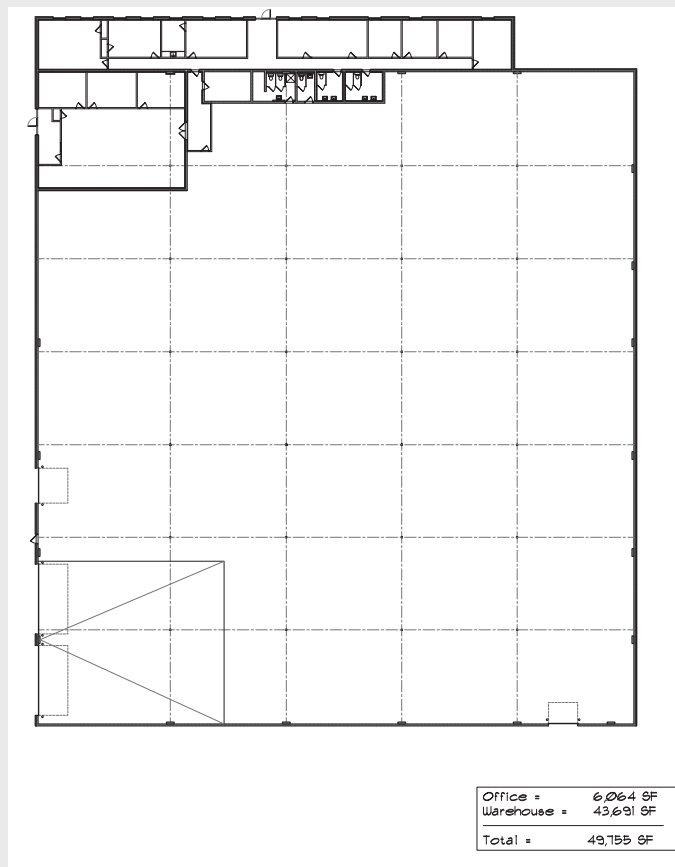
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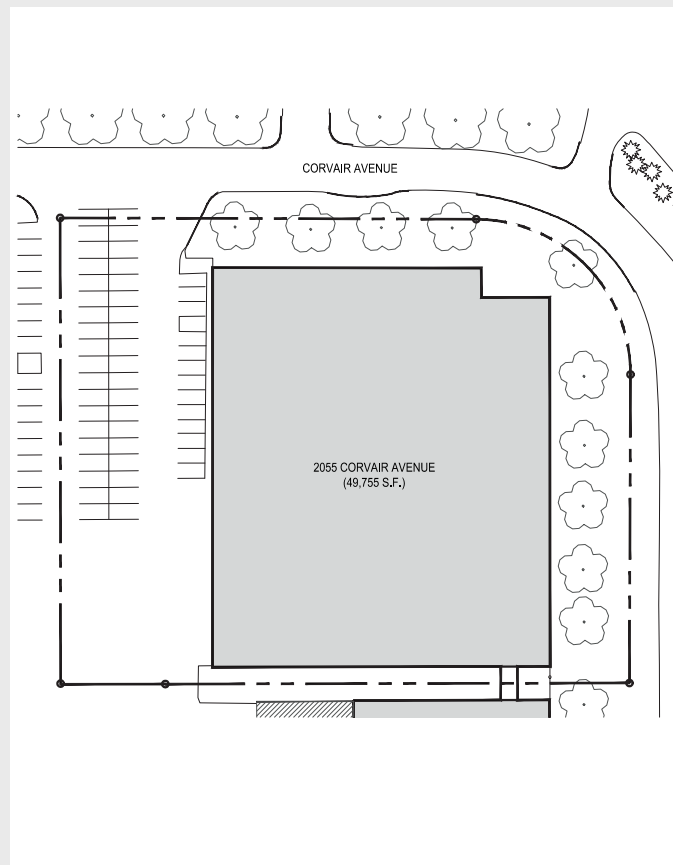
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Floor Plan



Site Plan



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Property 3
2001 Camaro Avenue
Columbus, OH 43207



Property Overview

Lot Size:	1.68 acres
Building Size:	26,028 SF
Office Space:	4,405 SF
Dock Doors:	3
Drive-in Doors:	3
Notes:	<ul style="list-style-type: none">• Building will be vacant on 9/1/2017• Additional land for outside storage or parking



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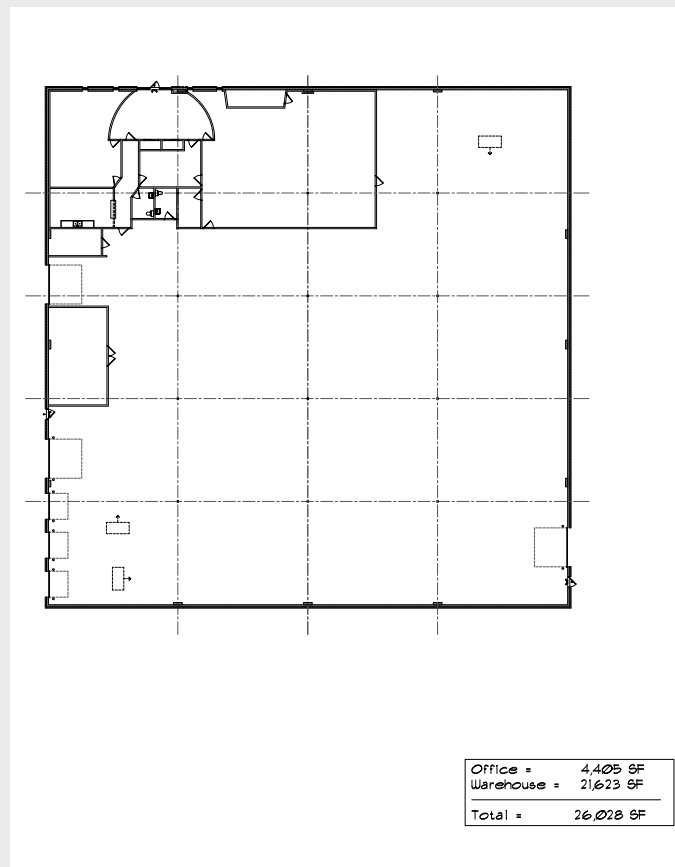
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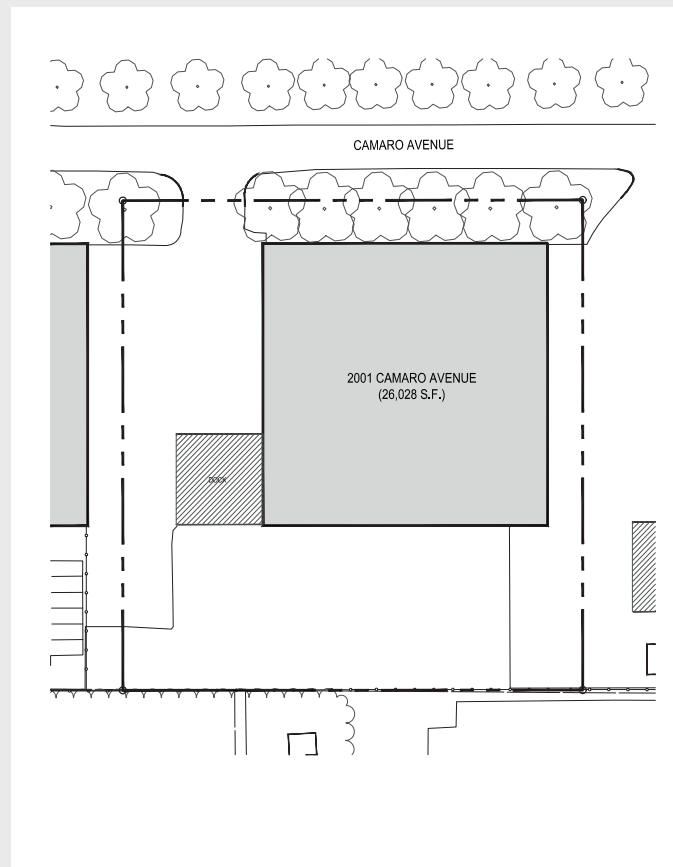
Property 3
2001 Camaro Avenue
Columbus, OH 43207



Floor Plan



Site Plan



SUMMARY

Listing Price: \$2,560,000 (\$22/SF)
Total Square Footage: 116,217
Buildings: 4 Total

1951 Galaxie Street



2055 Corvair Boulevard



2001 Camaro Avenue



Offers open for acceptance up to June 22, 2017.

Seller reserves the right to accept offers at any time.

Key terms: Thirty (30) day due diligence
Closing within fifteen (15) days after expiration of due diligence.

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